

Pershing

Pershing is generally bounded by Eight Mile to the north, Nevada to the south, Mt. Elliott to the east and Conant to the west. Pershing has one of the highest rates of home-ownership in the City. Seventy-one percent of housing units are owner-occupied. With more than one-third of all households earning more than \$50,000 per year, Pershing is one of the wealthier communities in the City.

❑ Neighborhoods and Housing

Issues: The area is predominantly single-family residential with some multi-unit developments. Most of the housing is in good condition.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Encourage the use of code enforcement as a tool to maintain neighborhoods.

❑ Retail and Local Services

Issues: Commercial corridors have experienced significant blight in Pershing, and residents lack convenient access to a diversity of local services. Furthermore, the Belmont Shopping Center (at Conant and Eight Mile) needs investment in order to remain economically viable.

GOAL 2: Increase the vitality of commercial thoroughfares

Policy 2.1: Market larger commercial and retail centers to local and national retailers.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop neighborhood commercial nodes along Conant and Seven Mile with a compatible mix of locally serving, small-scale businesses and medium residential along the less viable sections.

GOAL 4: Improve the appearance of commercial area

Policy 4.1: Target resources for façade renovation, building rehabilitation and landscape improvements around the Belmont Shopping Center.

Policy 4.2: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvements along Conant and Seven Mile.

❑ **Parks, Recreation and Open Space**

Issues: Pershing has three sizable recreational areas within its boundaries: Farwell Field (Eight Mile, west of Mt. Elliott), Dorais Playfield (Mt. Elliott at East Outer Drive) and Krainz Park (northeast of Nevada and Ryan).

GOAL 5: Increase access to open space and recreational areas

Policy 5.1: Develop greenways connecting residential areas to and from Farwell Field, Derby Hill Park and Krainz Park.

2000 Census - Demographic Profile

Neighborhood **Pershing**

Total Population

21,417

1990 Population

22,476

1990 to 2000 Change

-1,059

Percent Change

-4.71%

Race

White Only

1,295

6.05%

Black or African American
Only

19,779

92.35%

American Indian and Alaska
Native Only

72

0.34%

Asian Only

70

0.33%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

39

0.18%

Two or More Races

162

0.76%

Hispanic Origin

Hispanic Origin (Any Race)

106

0.49%

1990 Hispanic Origin

146

1990 to 2000 Change

-40

Percent Change

-27.40%

Gender

Male

9,508

44.39%

Female

11,909

55.61%

Educational Attainment

Population 25 or older

12,740

59.49%

HS Graduate or Higher

9,324

73.19%

Assoc. Degree or Higher

1,754

13.77%

Age

Youth Population
(Under 18 Years Old)

6,737

31.46%

1990 Youth Population

6,342

1990 to 2000 Change

395

Percent Change

6.23%

0 to 4 Years Old

1,651

7.71%

5 to 10 Years Old

2,536

11.84%

11 to 13 Years Old

1,182

5.52%

14 to 17 Years Old

1,368

6.39%

18 to 24 Years Old

1,940

9.06%

25 to 44 Years Old

5,976

27.90%

45 to 64 Years Old

4,280

19.98%

65 Years Old and Older

2,484

11.60%

Households

Households

7,528

Average Household Size

2.83

Population in Group Quarters

85

0.40%

Population in Households

21,332

Family Households

5,342

70.96%

Married Couple Family

2,312

43.28%

Female Householder Family

2,566

48.03%

One Person Households

1,929

25.62%

Housing Units

Housing Units

8,008

1990 Housing Units

8,109

1990 to 2000 Change

-101

Percent Change

-1.25%

Vacant Housing Units

483

6.03%

Occupied Housing Units

7,525

93.97%

Owner Occupied

5,361

71.24%

Renter Occupied

2,164

28.76%

Housing Value

Owner Occupied Units

5,000

Less Than \$15,000

152

3.04%

\$15,000 to \$29,999

672

13.44%

\$30,000 to \$49,999

1,401

28.02%

\$50,000 to \$69,999

1,446

28.92%

\$70,000 to \$99,999

1,128

22.56%

\$100,000 to \$199,999

153

3.06%

\$200,000 or More

48

0.96%

Household Income

Less Than \$10,000

1,074

14.27%

\$10,000 to \$14,999

473

6.28%

\$15,000 to \$24,999

1,250

16.60%

\$25,000 to \$34,999

1,050

13.95%

\$35,000 to \$49,999

1,059

14.07%

\$50,000 to \$74,999

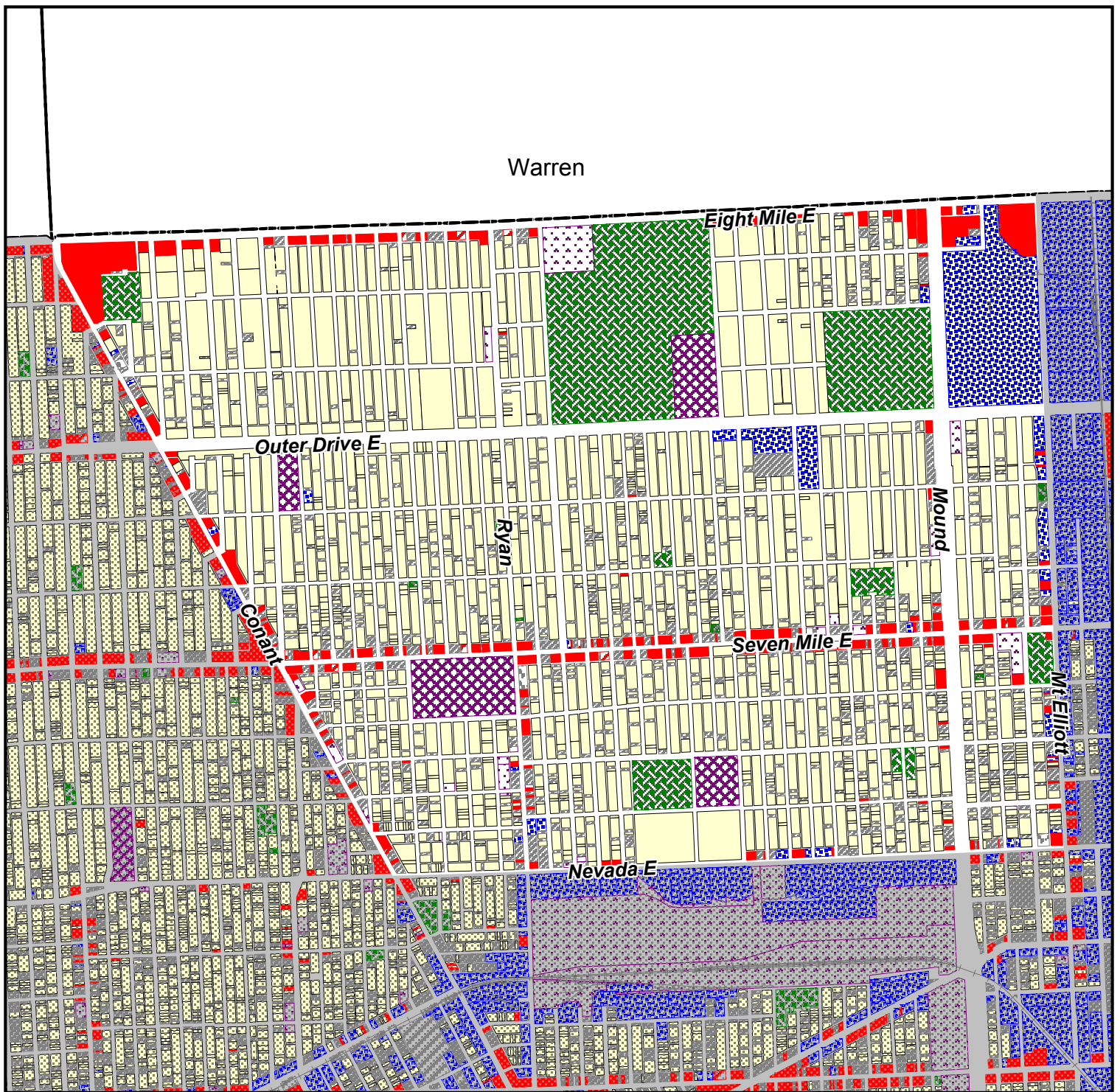
1,524

20.24%

\$75,000 or More

1,098

14.59%



Map 1-5A

City of Detroit
Master Plan of
Policies

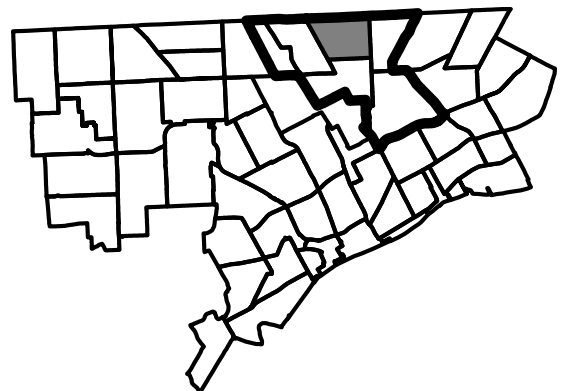
Neighborhood Cluster 1 Pershing

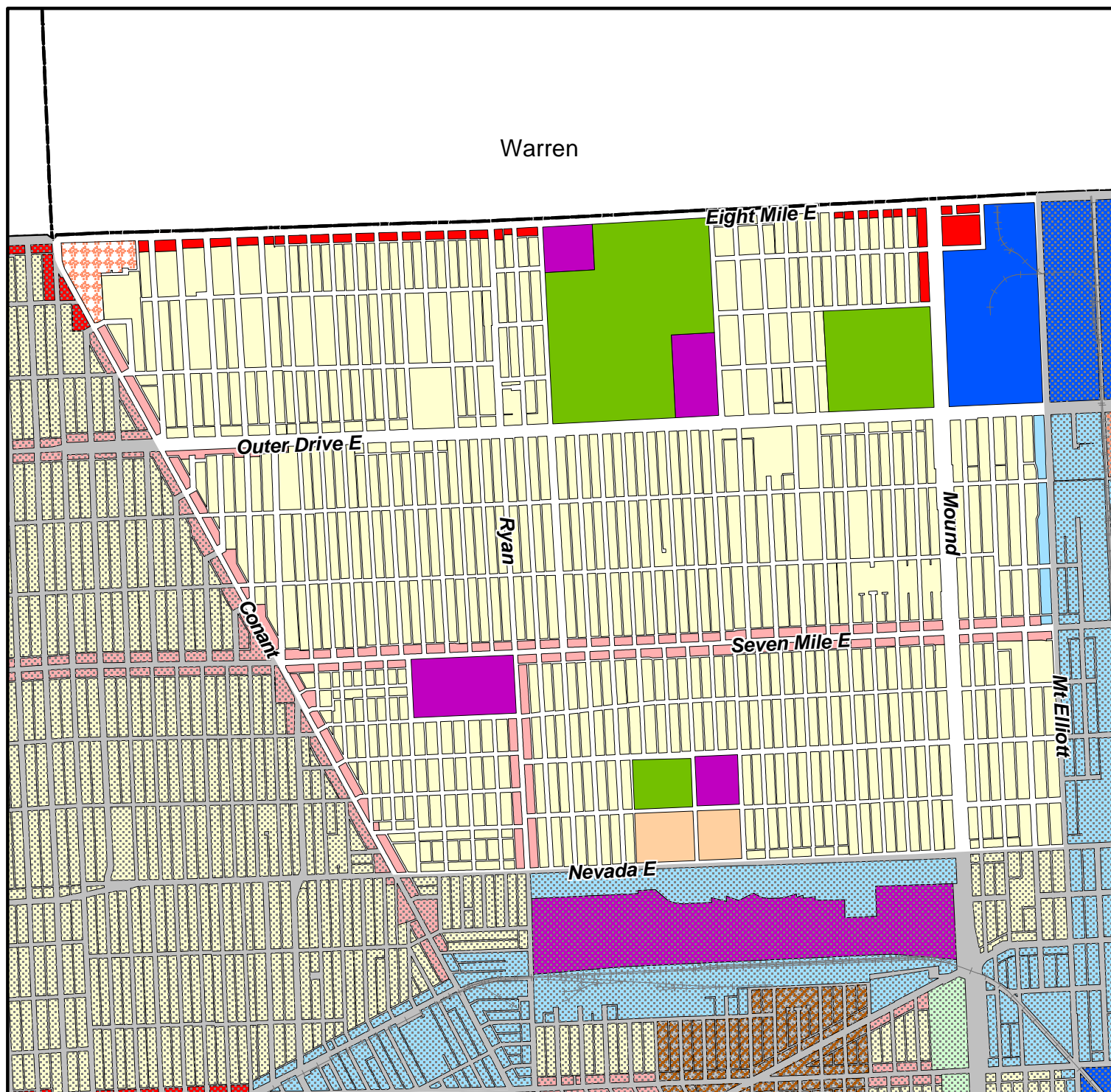


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 1-5B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1 Pershing



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

